

oakheart



£250,000

Guide Price
Gurdon Road, Colchester



A spacious three-bedroom terraced home nestled in the sought-after South of Colchester. This property boasts convenient proximity to schools, local amenities, and excellent transport links, making it an ideal choice for families and commuters alike. What sets this home apart is its lack of onward chain, offering a smooth transition for prospective buyers.

Upon entering, you are greeted by a welcoming porch leading to an entrance hall, setting the tone for the rest of the home. The ground floor features a recently fitted modern kitchen, complete with a convenient back door leading to the rear garden, perfect for al

fresco dining and entertaining. The open-plan layout seamlessly connects the lounge and dining room, providing ample space for relaxation and gatherings. Additionally, a storage cupboard offers practicality and organization.

Ascending to the first floor via a well-lit landing, you'll find two generously sized double bedrooms, alongside an additional bedroom, catering to various living arrangements. A well-appointed family bathroom ensures comfort and convenience for all residents. Notably, loft access on the landing provides potential for expansion or additional storage space.

The property has been re-wired throughout.

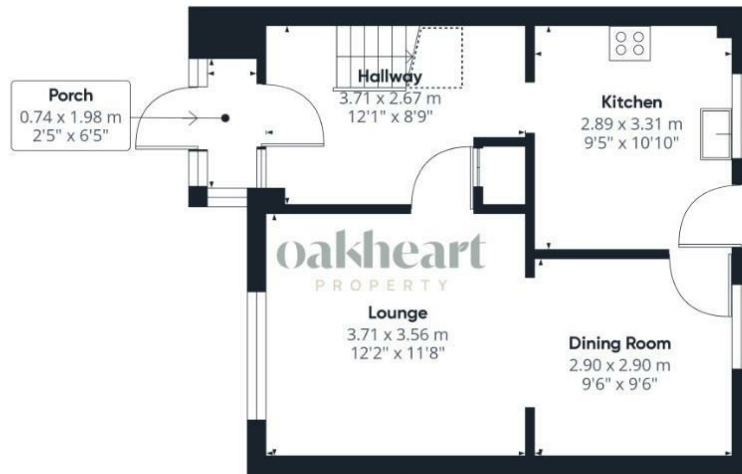
Externally, the property boasts a low-maintenance garden predominantly laid with patio, offering an ideal outdoor retreat for leisure and recreation. A brick-built shed provides valuable storage solutions, while a convenient back gate enhances accessibility.



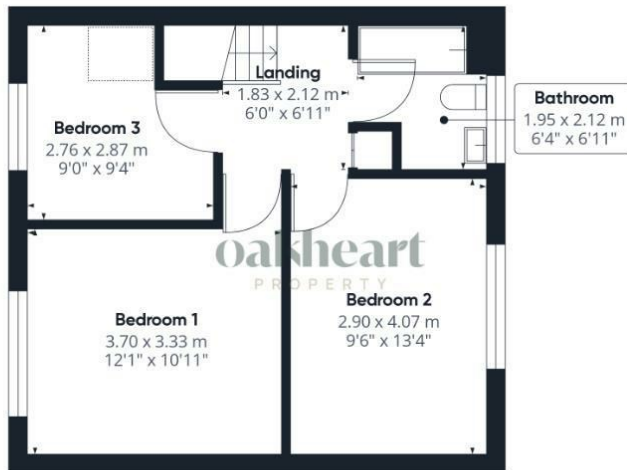








Ground Floor



Floor 1

oakheart

Approximate total area⁽¹⁾

81.97 m²
882.37 ft²

Reduced headroom

1.42 m²
15.32 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Colchester
01206 803 308
colchester@oakheartproperty.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart